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Community Development Department

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MINUTES

Village of Westmont

Regular Meeting

Economic Development Committee - February 3, 2016, 9:00 A.M.

Westmont Village Hall Executive Session Room

31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman Addington called the meeting to order at 9:02 am

2. Roll Call

Jim Addington, Chairman- present
Ron Gunter, Mayor - present
Bruce Barker, Trustee - absent
Harold Barry, Trustee - absent
Bob Scott, Citizen Representative - present
Nancy Martens, Citizen Representative - present
Virginia Szymiski, Village Clerk - present
Corinne Beller, Citizen Representative - present
Kevin Carey, School Representative - present
Frank Brady, Business/Resident Representative - absent
Larry Forssberg, Chamber Executive Director -present
Bill Kalafut, Business/Citizen Representative -present
Larry Kaufman, Director of Fire Prevention Bureau -absent
Steve May, Village Manager - absent
Gregg Pill, Business/Resident Representative - absent
Bob Fleck, Landscape Architect - present
Thomas Mulhearn, Police Chief - present
David Weiss, Fire Chief - present
Jill Ziegler, Community Development Director - present
Larry McIntyre, Communications Director - absent
Steve Riley - absent
Mike Ramsey, Public Works Director - absent
Joe Hennerfeind, Planner II - present
Nick Weinert, Building Commissioner - absent
Kim Kane, Administrative Assistant - present

3. Pledge of Allegiance

4. Minutes

Motion was approved by Bill Kalafut and second by Bob Scott.

5. Old Business

A. Anna's Cafe Place - Video Gaming Cafe

Anna's Place was approved by the Village Board for a liquor license at the most recent Village Board meeting. The business is moving forward with interior build-out plans.

B. Max Blues Sushi - 20 North Cass Avenue

The Board approved the Downtown Development permit and the business owner is working on interior plans.

C. Manning School - 200 North Linden Avenue

Moving forward.

D. Midway Autohaus Group - 311 East Ogden Avenue

Moving forward. Midway Autohaus is going to Planning and Zoning Commission next week to request a Special Use. The applicant is aware of the negative recommendation from EDC.

6. New Business

1. Mixed use building - Retail/Residential - 233 -235 N. Cass

Donald Burke, Principal, Surety, Hub International Midwest Limited
Dave McCarty, Architect - Chicago Design Network

Comments - Dave McCarty from Chicago Design Network gave a presentation on a small mixed-use residential and commercial development. The building would have ground floor retail and upper floor residential space. The property owner is considering three floors. Commercial space would be proposed on the 1st floor with parking for 16 cars in back. Second and third floors would have 4 units. Setbacks projected at 10' to 15' from property line. The residential units would be suited for a young demographic that would want to walk in the downtown and to the train. The property owners still needs to determine how many parking spaces per unit should be provided. No buffer for parking is provided in the draft plan, but the building is compliant with a 12' setback in front. The site is 9,000 square feet, and the building would be 11,000 sq ft total, with about 1,700 sq ft for retail.

Don Burke mentioned that this project would be a nice addition to Westmont's downtown area, like Neat and Vincitori's. Rent should typically not exceed 10 percent of sales, and he is looking at roughly \$18 - \$20 per sq ft for retail space. Burke believes he can keep apartments rented with 8 - 9% cap rate and can get good price for property. Burke has a budget meeting today with engineers. He needs to have architectural plans completed to get a true cost for project. He is looking at one bedroom units for \$900 per month and two bedroom unit to be around \$1500 per month. (approximately \$164 per sq ft) Retail space approximated at \$100 per sq ft.

Bill Kalafut concerned if there would be enough parking for retail space. Jill Ziegler mentioned that a variance would likely be necessary, but it would depend on the layout, and staff has not reviewed the latest draft to calculate requirements. Bob Fleck was concerned about stormwater being an issue, and Ziegler noted that the property owner has been made aware of engineering and stormwater requirements.

There was overall discussion regarding where trash would be located, the amount of parking, the front yard setback, storm water detention, availability of street and public lot parking, and how many variances would be needed.

Virginia Szyski likes the new proposed commercial building. Corinne Beller does not like the style of balconies in front, partially because of the likelihood of tenants storing bikes there. Jim Addington was concerned about parking.

Bill Kalafut mentioned parking and setbacks. Feels building should sit up on a zero lot line, and likes the concept and price point. There was concern about the potential for storage if there is too much space located in front of the building and it turns into a retail tenant space.

Jill Ziegler mentioned that at recent economic development seminars attended by herself and Larry Forssberg, it's been recommended that if you can buy products online that type of retail store will probably not be successful in the future. It's likely that restaurants and service uses will become more prevalent with less retail stores.

There was a motion by Corinne Beller to recommend approval of the project as proposed, noting the discussed items, seconded by Virginia Szyski. The vote was unanimous.

- 1. Westmont Economic Development Partnership Marketing Opportunities & Projects update
- Westmont Restaurant Group.**

Larry Forssberg provided an overview of the group's intent to promote restaurants in Westmont. Forssberg mentioned that new restaurants would be interested in new buildings such as the one proposed by Donald Burke. He noted that it is hard to find restaurants with existing kitchen areas. Mariano's should be open within 2 months. They need to hire over 400 people but are struggling to find enough applicants. Hiring of personnel will determine opening day. The restaurant marketing group received 46,000 views on the last article. Response has been positive by Neat Kitchen, as well as customers who have come into Neat. Yu's Mandarin had an article in the paper to feature the restaurant for Chinese New Year. There is an upcoming ribbon cutting for Flo's Tips & Toes on February 16th and there will be a ribbon cutting for Woodgrain Pizza on February 10th.

Jim Addington said from what he understands from other people is that Woodgrain Pizza is taking off and people are lined up to get their pizzas. Orange Theory has little problem & trying to work it out. When they change classes & in middle of class time there are places to park. There are parking issues & people across street are allowing people to park there.

Larry Forssberg noted that Woodgrain Pizza is doing exceptionally well. Employees are permitted to park at former Lincoln building but that situation will be short-lived as the building is for sale.

Corinne Beller is concerned about parking at 19 W. Ogden. She mentioned that's a tough block because when you pull in then all of a sudden you're boxed in.

Jim Addington mentioned that Pompeii needs help in promoting their business and encouraging people to stop in and inform others that Pompeii is under new management.

Larry Forssberg was asked about status of project at 800 Pasquinelli, and noted that the two restaurants are moving along with buildout.

Jim Addington said this time it seems we have the right people there. Larry Forssberg said they have a lot of experience and are invested. He'd be surprised if they didn't make it.

Jim Addington brought up that the Village has been working over the last several months on the Strategic Plan, which is available on the website. Starting now and go through 2021 which is our 100 anniversary. It's an aggressive plan and there are 5 main categories and each has 4-5 sub parts to them with about 30 components that make up strategic plan. Trying to put together citizens committee, kind of an oversight and asking people to go over and give thoughts on priority. Like modernizing Village buildings, overpass over railroad tracks will be low priority but other things like new branding for Westmont take higher priority. This would help us and committee by getting this together. Can obtain from website. would help folks here now that it has been approved. It is an aggressive strategic plan and takes time to make it work. Send Jim an email and let him know thoughts.

Larry asked to please take a look at it as the economic development component is in that plan and is critical and substantial.

VOTE:

Jinny Szymiski likes it.

Corrine Beller does not like architecture.

Jill Ziegler mentioned they talked about HOA guidelines.

8. Adjourn The meeting was adjourned at 11:02 am.